

# Appendix E

## Alternative Method for Small Commercial-type Developments Located Within Designated Growth Areas

It can be difficult for densely developed projects on small parcels to meet their phosphorus budgets. Because of the density of high phosphorus producing surfaces like parking lots and lawns, the stormwater draining these projects carries relatively large amounts of phosphorus. The small parcel size, however, means that the phosphorus budget for the parcel will also be small. As a result, highly intensive phosphorus control measures, which are often fairly costly, may be required for the project to meet its phosphorus budget.

In these cases it may cost less to develop outside the designated growth area where land is more readily available for larger parcel sizes (and hence larger project phosphorus budgets) and for less intensive, and less expensive, phosphorus control measures like natural wooded buffers. If a municipality is concerned that the phosphorus budget will counter local planning efforts by being a disincentive for locating development within designated growth areas, they may request that the department allow commercial developers within their designated growth areas to use an alternative means of defining the project phosphorus budget. This alternative is described below.

To prevent sprawl and encourage building within designated growth areas, a municipality may request that projects with no more than 1.0 acre of impervious surfaces (building, parking, driveways, both paved and gravel) located on a small parcel with less than 5 acres within an area specifically designated for commercial growth in the municipality's DEP approved comprehensive plan be allowed to calculate the site's PPB as follows:

### Alternative PPB Calculation for a Small Commercial-type Development

*(as defined by having less than 1 acre of impervious area and on a parcel that is less than 5 acres and located within a designated growth area)*

*The alternative PPB shall be the lesser of the following:*

- A. Alternative PPB = PPB as calculated (using Worksheet 1) multiplied by 5, or*
- B. Alternative PPB = Project's proposed impervious area multiplied by 0.5 lb per acre*

### Example 2: PPB for Small Commercial Development

#### Problem:

'Parking for Rent' is proposing a one acre impervious parking lot on a 1.5 acre lot within the identified growth zone of a watershed with a phosphorus allocation of 0.03 lb/acre/year. The proposed treatment is through a buffer. Calculate the Project Phosphorus Budget.

#### Solution:

The standard PPB would be  $1.5 \text{ acre} \times 0.03 \text{ lb/acre/year} = 0.045 \text{ lb P/year}$ . However, since the project is a small commercial-type development with no more than 1 acre of impervious area and on a parcel that is less than 5 acres and is located in a municipality's designated growth area, the alternative method for calculating the PPB may be used upon request by the municipality. The alternative PPB calculation is the lesser of:

#### Option A.

Standard PPB (as calculated on Worksheet 1)  $\times 5 = 0.045 \text{ lb P/year} \times 5 = 0.225 \text{ lb P/year}$

#### Option B.

Project's Proposed Impervious Area  $\times 0.5 \text{ lb P/acre/year} = 1 \text{ acre} \times 0.5 = 0.5 \text{ lb P/year}$

Thus, the PPB is 0.225 lb P/year as in Option A.